

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **25 MAY, 2023**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

1. BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

Decision Codes:

A	Accepted
AC	Approved Conditionally
AW	Accepted (Welsh Water)
R	Refused

(a) Building Regulation Applications - Pass

For the information of Members, the following applications have been determined:

2022/0535/BN	A W	Plot 2, Pwll Y Min Farm, Main Avenue, Peterston Super Ely, CF5 6LQ	Proposed new dwelling
2022/0869/BN	A	Manor House, Sully Road, Penarth, CF64 2TQ	Single storey extension to side and double storey extension to rear
2023/0006/PO	AC	Knoll Cottage, Pencoedcae, Pontypridd, CF37 1PY	Dormer loft conversion
2023/0007/PO	AC	20, Ridgeway, Trethomas, Bedwas, CF83 8RB	Dormer loft conversion
2023/0008/PO	AC	151, Kings Road, Cardiff, CF11 9DE	Single Storey Rear and Side Return Extension
2023/0160/BR	AC	36, Atlantic Business Park, Hayes Lane, Sully. CF64 5XU	Install office and WC on storage mezzanine (existing), fire protect mezzanine and staircase enclosure
2023/0163/BN	A	156, Windsor Road, Penarth, CF64 1JN	Lower ground floor refurbishment. Making lower ground floor open plan, adding bifold door opening onto rear building

			wall and relocating kitchen from ground floor to lower ground floor
2023/0170/BN	A	114, Colcot Road, Barry. CF62 8UH	Replacement windows under 20
2023/0173/BN	A	Penllyn Castle, Cowbridge. CF71 7RQ	Roof over orchid courtyard in centre of building
2023/0174/BN	A	2, Sutton Road, Llandow, Cowbridge	Single storey rear extension and first floor extension with loft conversion
2023/0177/BR	AC	15, Oakfield Road, Barry, CF62 8PR	Removal of existing flat roof, add new roof tile pitched roof and internal alterations
2023/0179/BN	A	147, Pontypridd Road, Barry. CF62 7LW	Single storey extension 10.56m ²
2023/0185/BN	A	2, Cwrt Llanfair, St. Mary Church, Cowbridge. CF71 7PH	Removal of supporting wall in the kitchen and adding an RSJ
2023/0188/BN	A	5, Newton Street, Barry, CF63 1EY	Steel installation for chimney
2023/0189/BR	AC	Chessels, 12, Heol-y-Gaer, Barry, CF62 6UH	Construction of a rear single and part 2 storey extensions, including internal and external house renovations.
2023/0190/BR	AC	Erwr Delyn Stud Farm, Sully Road, Penarth, CF64 2TP	Two storey dwelling
2023/0191/BN	A	8, Jestyn Close, Dinas Powys, CF64 4JQ	Installing downstairs cloakroom suite with the use of a Saniflo macerator system.
2023/0192/BN	A	Hillview, Llanmaes, Llantwit Major, CF61 2XR	Wall demolition to create kitchen/diner and internal chimney removal in kitchen
2023/0193/BN	A	21, Whitehall Close, Wenvoe. CF5 6DB	Replace flat roof on garage with pitched roof. Repair to garage walls and floors

2023/0195/BN	A	2, Elan Close, Barry, CF62 7LJ	Loft conversion
2023/0196/BN	A	40, Cardigan Crescent, Boverton, Llantwit Major, CF61 2GP	Garage conversion
2023/0197/BN	A	22, Maes-y-Coed, Barry, CF62 6SZ	Single storey ground floor extension
2023/0198/BN	A	Bank Cottage, Flemingston Road, Flemingston, CF62 4QJ	Loft conversion
2023/0200/BN	A	3, Heol Ty Mawr, Pendoylan, CF71 7UQ	Knock through, refurbishment of sunroom with new roof, windows, extending internal opening and raising the floor.
2023/0201/BN	A	10, Dunster Drive, Sully, CF64 5TN	Removal of 4 supporting upstairs block walls and installation of wood purlins and creation of kitchen opening with steel beam. new doorway to study with lintel.
2023/0202/BN	A	59, Tydfil Street, Barry, CF63 3PY	1 no window replacement
2023/0203/BN	A	3, Broadway Green, St Nicholas, CF5 6SR	Proposed single storey and two storey rear extensions with internal alterations and refurbishment
2023/0204/BR	AC	6, St. Fagans Avenue, Barry. CF62 8BS	Double storey side extension
2023/0205/BN	A	14, Plymouth Road, Penarth, CF64 3DH	Flat to pitch roof
2023/0206/BR	A	13, Clos Llawhaden, Barry, CF62 9BW	Extension of existing front access path for wheelchair access.
2023/0207/BN	A	Brown Lion House, Llanmaes. CF61 2XR	Construction of a side single extensions including internal and external house renovations and alterations

2023/0208/BN	A W	5, St. Davids Crescent, Penarth. CF64 3LZ	Demolish and reinstate toilet / utility room and back room plus instate a small room / study
2023/0209/BN	A	67, St David's Crescent, Penarth, CF64 3NA	Single storey extension to enlarge living space and kitchen
2023/0210/BN	A W	16, Wood Street, Penarth. CF64 2NH	Single storey infill extension.
2023/0211/BN	A	16, Clinton Road, Penarth. CF64 3JB	Internal renovation - new electrics, plumbing, heating, kitchen and 3 no. bathrooms and roof conversion
2023/0213/BN	A	97, St. David's Crescent, Penarth. CF64 3NA	Re roof
2023/0214/BN	A	Clifton House, South Terrace, Southerndown. CF32 0RN	Renovation of ground floor, no new extension. Renovation of kitchen, dining, porch, pantry, utility and one internal wall knock through
2023/0215/BN	A	34, St Joseph's Mews, Penarth, CF64 1NP	Conversion of an existing garage into a habitable room
2023/0216/BR	AC	16, High Street, Barry, CF62 7EA	Shop fit out, kitchen, WC and internal alterations
2023/0217/BN	A	18, Beechwood Drive, Penarth, CF64 3QZ	Loft conversion with dormer
2023/0218/BN	A W	2, Masefield Road, Penarth, CF64 2SD	Single storey extension to enlarge kitchen
2023/0219/BN	A	Cogan Junior And Infant School, Pill Street, Cogan, Penarth, CF64 2JS	Installation of a dual Cat6 cable (structured cabling) in classroom 0/015 with cabling returning to the Network cabinet in waiting area room 0/009. Route of cabling is via 0/012 and 0/011
2023/0220/BR	AC	Colcot Health Clinic, Keats Way, Winston Road, Barry, CF62 9SU	Construction of 12 one- bedroom units including associated works

2023/0221/BN	A	456, Gladstone Road, Barry, CF63 1NL	EWI application to rear kitchen single storey extension. Roof insulation, Wall insulation and moving of windows.
2023/0222/BN	A W	5, Trem Powys, Barry, CF63 1DX	Single storey extension
2023/0223/BN	A	55, Nant Talwg Way, Barry, CF62 6LZ	Widening Patio doors in kitchen requiring new RCJ
2023/0224/BR	AC	16, Great House Meadows, Llantwit Major. CF61 1SU	Single Storey attached garage.
2023/0226/BN	A	Ysgol Pen Y Garth, Redland Road, Penarth. CF64 1QN	Installation of Commscope Cat6 structured cables throughout the school for a new phone system
2023/0227/BN	A	9, Whitewell Drive, Llantwit Major. CF61 1TE	Conservatory roof replacement
2023/0228/BN	A	33, Pontypridd Road, Barry, CF62 7LP	First floor extension
2023/0229/BN	A	6, Eagle Road, St Athan, CF62 4NR	Single storey rear extension
2023/0230/BN	A	18, Westbourne Road, Penarth. CF64 3HE	Removal of internal wall and part of chimney breast.
2023/0232/BN	A	23, Hinchsliff Avenue, Barry, CF62 9UR	Loft conversion (no dormer)
2023/0234/BN	A	5, Belle Vue Terrace, Penarth. CF64 1DB	Strip off all existing pitched roof covering and replace with similar slate and ridge tiles. Replace all 3 existing roof windows to front elevation with similar size / style. Re roof existing flat dormer roof to rear of property and re-insulate roofs
2023/0235/BN	A	37, Salop Street, Penarth. CF64 1HH	Internal refurbishment of property including new structural opening and creating a wider structural opening between 2 rooms, one window replacement, new front and back door

2023/0237/BR	AC	Thorn Cottage, Westgate, Cowbridge, CF71 7AQ	Demolish existing rear single storey structures and patio area. Proposed two storey side extension with front porch structure. Proposed part two storey, part single storey rear extension(s). Proposed single storey outbuilding to rear. All with associated external and internal works including proposed boundary walls and ground level adjustments
2023/0238/BN	A	Plascelyn, Bonvilston. CF5 6TR	Removal of single storey kitchen / utility and rebuilding of same with same footprint area
2023/0240/BN	A	97A, Glebe Street, Penarth, CF64 1EN	Full roof replacement including timbers
2023/0241/BN	A W	20, Elm Grove Place, Dinas Powys. CF64 4DJ	First floor extension above existing extension with Juliette balcony to rear and two storey extension to front
2023/0244/BN	A	4, Wimborne Crescent, Sully, CF64 5SR	Side single storey extension 20m2
2023/0246/BN	A W	8, Castle Drive, Dinas Powys. CF64 4NN	Double storey extension to side and single storey to rear
2023/0248/BN	A	Alhamra, Sully Road, Penarth, CF64 2TR	Single storey extension

(b) Building Regulation Applications - Reject

For the information of Members, the following applications have been determined:

2023/0178/BN	R	16, Laburnum Way, Penarth. CF64 3NE	Rear dormer loft conversion, single and two storey rear extensions
2023/0182/BN	R	43, Salisbury Road, Barry. CF62 6PB	Removal of internal wall and installing RSJ

2023/0194/BN	R	10, Somerset View, Ogmore By Sea, CF32 0PP	Two storey rear extension with balcony, renewal of thermal element to single storey extension and internal alterations.
2023/0225/BN	R	33, High Street, Penarth. CF64 1EZ	Dormer loft conversion

(c) The Building (Approved Inspectors etc.) Regulations 2000

For the information of Members the following initial notices have been received:

2023/0061/AI	A	19, Lavernock Road, Penarth, CF64 3NW	Two storey rear extension
2023/0062/AI	A	32, Torbay Terrace, Rhoose, CF62 3HB	Change of use to 5 bed care facility
2023/0063/AI	A	Building 208, ECube Office HQ, Bro Tathan West, St Athan, CF62 4AF	Replacement sliding door to hangar
2023/0064/AI	A	Building 228, ECube Office HQ, Bro Tathan West, St Athan, CF62 4AF	Replacement sliding door to hangar
2023/0065/AI	A	18, Maes Y Gwenyn, Rhoose, CF62 3LA	Single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2023/0066/AI	A	Cross Inn, Church Road, Llanblethian, Cowbridge, CF71 7JF	Public house refurbishment and extension to first floor in order to provide self- contained apartments
2023/0067/AI	A	Unit C and D, Valegate Retail Park, Culverhouse Cross, Cardiff, CF5 6EH	Minor roof alterations/repairs, replacement rear goods door, forming an opening between two buildings and in-fill works to an existing mezzanine floor
2023/0068/AI	A	3, Wye Close, Barry. CF62 7TF	Single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)

2023/0069/AI	A	23, Somerset View, Ogmore By Sea, CF32 0PP	Dormer extension to front elevation
2023/0070/AI	A	6, Somerset View, Ogmore By Sea, CF32 0PP	Replace roof covering, upgrading thermal value of roof and cladding to part of the building
2023/0071/AI	A	Forge Cottage, Fonmon. CF62 3BJ	Two storey rear extension and full internal refurbishment (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2023/0072/AI	A	61, Cae Newydd, St Nicholas, CF5 6FJ	Single storey rear extension
2023/0073/AI	A	Middlecross Barn, Llancarfan, CF62 3AX	New single storey infill extension to link existing dwelling to existing annex
2023/0074/AI	A	1, Lower Farm Court, Rhoose. CF62 3HQ	Bay window extension

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PLANNING COMMITTEE : **25 MAY, 2023**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

2. PLANNING APPLICATIONS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved	O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C - Unclear if permitted (PN)	B - No observations (OBS)
EB EIA (Scoping) Further information required	E Split Decision
EN EIA (Screening) Not Required	G - Approved the further information following "F" above (PN)
F - Prior approval required (PN)	N - Non Permittal (OBS - objections)
H - Allowed : Agricultural Condition Imposed : Appeals	NMA – Non Material Amendments
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2019/01421/1/N MA	A	Renishaw Plc, Miskin Business Park, Miskin	Non Material Amendment - To amend the wording of Condition 2 to provide for the following: PL21 Rev F Overall Site Layout; PL22 Rev F Proposed Site Layout; PL23 Rev C Proposed Floor Plan; PL24 Rev C Proposed Elevations; PL25 Rev A Proposed Pedestrian and Cycle Routes; PL26 Proposed First Floor Plan; PL27 Overall Roof Layout. Planning permission ref: 2019/01421/RES - Application for the approval
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			<p>of reserved matters (appearance, scale, layout, access and landscaping) for the first phase of development relating to Zones A, W, Y and Z providing 33,909 sqm of employment floorspace (Use Class B1, B2 and B8) and associated works pursuant to outline permission 2014/00228/EAO</p>
2021/00055/1/N MA	A	Bank Cottage, Flemingston Road, Flemingston	<p>Non Material Amendment - Original planning application 2021/00055/FUL related to using a 3 in 1 Velux window. Velux don't make a recessed flashing for the 3 in 1 window. Proposal to install the 3 windows as 3 separate windows with recessed flashing. Planning permission ref: 2021/00055/FUL - Attic conversion comprising of increase in roof ridge height and insertion of roof windows to front and back</p>
2021/01105/1/N MA	A	Court Road Depot, Barry Road, Barry	<p>Non Material Amendment - Amend condition 23 - Site Frontage Works to remove reference to providing a 3.5m width pedestrian footway and retain the existing footway width of 3m. Condition changed to: 23. Prior to the commencement of the construction of the school building, and notwithstanding the submitted plans, the footway along the site frontage on Barry Road shall be retained at 3m wide in accordance with</p>

			plan CLW-HYD-XX-XX-DR-C-0700_Externals-P07. Reason: In the interests of ensuring appropriate pedestrian/cycling infrastructure and to ensure compliance with Policy MD2 of the LDP. Planning permission ref: 2021/01105/RG3 - Proposed Pupil Referral Unit (PRU) School and associated works
2021/01712/1/N MA	A	Pinefield, 16, Park Road, Penarth	Non Material Amendment - Alterations to the elevation treatment including material amendments. The omission of a first floor balcony and the retention and re-use of the existing garage structure. Planning application ref: 2021/01712/FUL - Building extensions to side and rear, including dormer and roof remodelling, external and internal material alterations, external workshop/gym and office accommodation
2022/00223/FUL	A	Land at Old Gates, adjacent to Walnut Tree House, Cross Common Road, Dinas Powys	Use of the site for training and exercising dogs.
2022/00300/LBC	A	3, Pwll Y Min Crescent, Peterston Super Ely	Rear single storey extension and other works
2022/00566/FUL	R	Fossil Cottage, Marcross	Change of use of holiday let accommodation to C3 residential dwelling
2022/00822/1/N MA	A	The Pines, Park Road, Barry	Non Material Amendment - Black standing seam cladding to be replaced with diamond blue/black hung slates. Planning permission ref:

			2022/00822/FUL - Proposed two storey side extension to existing property
2022/00917/1/N MA	A	62, Victoria Road, Penarth	Non Material Amendment - Omission of the window to rear elevation of the garage. Planning permission ref: 2022/00917/FUL - Proposal to replace existing prestressed concrete panel garage with brick garage, including Tudor style wood features to match existing house
2022/01031/FUL	A	10, Harriet Street, Cogan, Penarth	Change of use for Private Studio (to operate 8am to 9pm Monday to Friday and 9am - 5pm Saturday) and nail bar (to operate 8:45am - 8pm Monday to Friday, and 9am - 5pm Saturday).
2022/01243/FUL	A	Castle View, Wick Road, St Brides Major	Proposed loft conversion with dormer to rear elevation. Proposed balcony at first floor
2022/01281/FUL	A	Mews Cottage, Rear of 12, Marine Parade, Penarth	Erection of single storey extension to the left hand side of the property. Extending the existing single storey front elevation
2022/01282/FUL	A	16, Cwrt Y Vil Road, Penarth	Replace existing timber windows with uPVC. Relocate internal garden wall and replace with fence. install dropped kerb. Replace rainwater goods with new uPVC. Replace rotten timber boards with new timber boards

2022/01290/FUL	R	Wayside Cottage, Gileston Farm, Gileston	Conversion of garage and store to include habitable accommodation at ground and first floor
2022/01301/FUL	A	Porthkerry House, Porthkerry	Retrospective application for the retention of the terrace which has been amended in response to the prior application and an arboricultural report
2022/01302/FUL	A	Y Berllan, Peterston Super Ely	Replacement of retaining wall, groundworks and landscaping works to garden area.
2022/01315/FUL	A	127, Westbourne Road, Penarth	Proposed front, side and rear single storey extensions and loft extensions
2022/01321/FUL	A	Para, 21, Cog Road, Sully	Ground floor alterations kitchen and main entrance. First floor bedrooms to front of property with front balcony and mezzanine living accommodation. Lower ground floor leisure accommodation with rear roof terrace at ground floor level. Dormers front and rear within main roof alterations. Undercroft garage
2022/01339/FUL	A	Ashbrook, Llandow	Replacement of existing hardwood windows and entrance door with aluminium windows and hardwood door in conservation area
2023/00012/FUL	A	St. Brides Major Church In Wales Primary School, Heol Yr Ysgol, St. Brides Major	Proposed extension to existing school hall

2023/00057/FUL	A	5, Heol Y Pentir, Rhoose	Proposed rear single storey extension to garage and partial conversion of the existing detached garage structure to provide study/ granny annexe, which is to be used in an ancillary capacity to main dwelling all with associated external works.
2023/00063/FUL	A	15, Denbigh Drive, Boverton, Llantwit Major	Removal of existing porch, erection of 2 storey extension to match in with the roof line of the adjoining property and projecting window bay to side elevation
2023/00083/FUL	A	10A, Clive Place, Penarth	Current wooden windows / doors are replaced with high quality heritage UPVC windows / doors
2023/00088/FUL	A	23, Cae Canol, Penarth	Single storey rear extension complete with canopy and new access to garden room
2023/00094/FUL	A	Maerdy Newydd Farm, Bonvilston	Proposed alterations upgrading and extensions to existing farmhouse including demolition of existing sub standard pool room and replacement with new games room, changing room and plant room.
2023/00101/FUL	A	Ynysdawel, Llancarfan	Change of use, to return Meadows Edge, Ynysdawel holiday let apartment back to its original domestic use

2023/00103/LBC	A	Barons Court, Penarth Road, Penarth	Existing flat roof area to become drinks terrace with a retractable fabric awning and glass balustrade behind existing castellated parapet
2023/00108/FUL	A	1, Radcliffe Walk, Ystradowen	Proposed alterations to existing external openings and ground floor infill extension. Part conversion of garage to study and utility room
2023/00111/FUL	A	The Boat House, 22, Penarth Portway, Penarth	Proposed three storey side extension
2023/00112/FUL	A	57, Laburnum Way, Penarth	Proposed rear single storey extension
2023/00120/FUL	A	29, Port Road East, Barry	Proposed first floor extension and ground floor rear
2023/00129/FUL	A	3, Park Road, Penarth	Replacement sash windows to front and side elevations of existing property
2023/00133/FUL	A	Sunnybank Cottage, Colwinston	Demolish existing lean to conservatory and construct single storey flat roof kitchen extension incorporating glazed lantern. Reconfigure bathroom window (first floor, front elevation). Incorporate 2 no. conservation type Velux rooflights into front roof slope
2023/00134/FUL	A	Ty Gwyn, South View, Rhoose	Conversion of loft space to form new bedroom with balcony on front elevation projecting from new proposed dormer. New dormer also proposed to rear roof

2023/00137/FUL	A	20, Craig Yr Eos Avenue, Ogmore By Sea	First floor garage attic conversion, extension to the existing ancillary outbuilding and the erection of single storey rear garden room to be used as ancillary to the enjoyment of the dwelling house
2023/00139/FUL	A	22, Llys Dwynwen, Llantwit Major	Remove two side sheds and replace them with a combined garden office and storage building
2023/00141/FUL	A	2, Little West Bungalows, Southerndown	Proposed part demolition of existing outbuilding and conversion of existing garage with additional single storey extensions. Construction of new detached garage.
2023/00142/FUL	A	The Old Vicarage, Pendoylan	Side extension to form single storey pitched roof and additional space and natural light to living room
2023/00146/FUL	A	229, Barry Road, Barry	Proposed dropped kerb / vehicle crossover to enable access to a proposed driveway
2023/00150/LBC	A	Rose Cottage, Gileston	Replacement of existing thatch roof
2023/00155/FUL	A	4, Romilly Park Road, Barry	Demolition of existing conservatory. Proposed side and rear extension and associated internal alterations to property
2023/00166/FUL	A	7, Heol St. Cattwg, Pendoylan	Retrospective planning application for external works to property, relating to retention of render to side and rear elevations and new roof covering

2023/00167/FUL	A	4, Conybeare Road, Sully	Ground floor infilling the rear corner behind the attached garage and replacing the existing UPVC conservatory with a garden room with pitched roof. Also add a loft conversion with a dormer to the rear of the property.
2023/00171/FUL	A	Greenfield, Flemingston Road, Flemingston	Porch extension, attic conversion and side link extension connecting house and garage
2023/00172/LAW	A	50, Clos Yr Ysgol, Dinas Powys	Rear single storey extension
2023/00177/FUL	A	Thornwood, 6, Cliff Parade, Penarth	Proposed outbuilding for storage. Timber structure in New England style design to compliment existing dwelling
2023/00181/FUL	A	1, Castle Court, Llantwit Major	Single storey side extension
2023/00182/FUL	A	56, Westbourne Road, Penarth	Proposed single storey rear and side extensions and new vehicle crossover
2023/00188/FUL	A	16, Shackleton Close, St. Athan	First floor bathroom extension with external composite cladding
2023/00205/ADV	A	Cemetery, Cemetery Approach Road, Barry	The retention of 2 flagpoles with associated flag, Green Flag Award and Barry Town Council Coat of Arms
2023/00206/FUL	A	Little Acre, Llanbethery	Single storey rear extension, plus new garden room and all associated works
2023/00207/FUL	A	22, Westward Rise, Barry	Single storey side extension to dwelling

2023/00218/PNT	A	Highways Land, Port Road East, Barry	Installation of 16m pole inc. antennas, ground based apparatus and ancillary development
2023/00225/FUL	A	Endless Acres Stud, Peterston Super Ely	Retention of log cabin as a permanent dwelling for Endless Acres Stud worker
2023/00227/FUL	A	15, Cwrt Y Vil Road, Penarth	Replace all timber sash windows with new UPVC sash windows and replace two rear doors with new UPVC doors
2023/00228/FUL	A	21, Wimbourne Close, Llantwit Major	Proposed single storey front and side extensions and other internal alterations to property
2023/00247/PNT	A	TVG26574 Grass Verge of Elfed Avenue, Penarth	Proposed telecommunications radio base station installation
2023/00251/PNT	A	Highways Land, B4267/Penlan Road, Llandough, Penarth	Installation of 16m pole inc. antennas, ground based apparatus and ancillary development
2023/00290/FUL	A	15A, High Street, Cowbridge	Change of use of first floor from its current use of Financial Service A2 to a D1 private medical clinic.
2023/00291/FUL	A	11, Westbourne Road, Penarth	Replacement of defective rear single storey extension
2023/00326/FUL	A	3, Plas St. Andresse, Penarth	Proposed alterations to front elevation including replacement of windows with doors with addition of Juliet balcony
2023/00355/PNA	F	Land off The Red Lane, Pop Hill, Cross Common, Dinas Powys	Proposed new agricultural roadway

2023/00356/PNA	F	Land off the Red Lane, Pop Hill, Cros Common, Dinas Powys	Proposed new agricultural building
2023/00369/LAW	A	142, Plassey Street, Penarth	Rear dormer loft conversion
2023/00419/PNE	A	Cowbridge, 33/11KV Substation, North Road, Cowbridge	Proposed new 11kv switchroom building; 33/11kv transformer and associated outdoor electrical equipment. Subsequent removal of existing 33/11kv transformer and associated outdoor electrical equipment and switchroom

Agenda Item No. _____

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **25 MAY 2023**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

3. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2022/01369/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-02687-T3X0W7
Appellant: Callum Couper
Location: 4, St. Augustine's Place, Penarth
Proposal: Proposed loft conversion complete with rooflights to front and dormer with Juliette balcony to rear
Start Date: 3 May 2023

(b) Enforcement Appeals Received

LPA Reference No: ENF/2020/0399/PRO
Appeal Method: Written Representations
Appeal Reference No: CAS-02337-W4H5D7
Appellant: Simon Baston
Location: Land at West Orchard Farm, St. Athan, CF62 4LW
Proposal: Without planning permission, the material change of use of the Land from agriculture to a mixed use of agriculture and the storage of construction materials, other miscellaneous items and plant/machinery and the siting of a pre-fabricated container and other associated buildings.
Start Date: 3 May 2023

(c) Planning Appeal Decisions

None.

(d) Enforcement Appeal Decisions

None.

(e) April 2023 – March 2024 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals (to measure performance)	W	2	-	2	-
	H	-	-	-	-
	PI	-	-	-	-
Planning Total		2 (100%)	-	2 (100%)	-
Committee Determination		-	-	-	-
Other Planning appeals (inc. appeal against a condition)		-	-	-	-
Enforcement Appeals	W	-	-	-	-
	H	-	-	-	-
	PI	-	-	-	-
Enforcement Total		-	-	-	-
All Appeals (excludes non validation appeals)	W	2	-	2	-
	H	-	-	-	-
	PI	-	-	-	-
Combined Total		2 (100%)	-	2 (100%)	-

Background Papers

Relevant appeal decision notices and application files (as detailed above).

Contact Officer:

Sarah Feist - Tel: 01446 704690

Officers Consulted:

HEAD OF SUSTAINABLE DEVELOPMENT

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **25 MAY, 2023**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

4. TREES

(a) Delegated Powers

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved

R - Refused

E Split Decision

2022/01062/TPO	A	5, The Mount, Dinas Powys	Work to tree(s) covered by Tree Preservation Order 1954, No. 2: Works to two Sycamore trees
2022/01116/TPO	A	White Gate Lodge, Old Rectory Drive, St. Nicholas	Works to tree Preservation Order, 1972. No. 05 - pruning back of branches of Beech trees T3 and T4 on the Northern boundary of White Gate Lodge.
2023/00041/TPO	A	The Kymin, 11, Cog Road, Sully	Work to tree(s) covered by Tree Preservation Order No. 02 1995: Fell 2 no. Ash trees as they have Ash die back
2023/00144/TPO	A	Marks and Spencer Plc., Culverhouse Cross	Tree Preservation Order No. 12 1994: - Area 1: At the front of the store is X1 large Oak tree. The Oak is now touching the shop front and needs to be reduced back by 2m and the removal of two lower limbs as the Oak has an extremely one-sided canopy.

2023/00164/TPO	A	1, The Drive, Windyridge, Dinas Powys	Work to tree(s) covered by Tree Preservation Order No. 02, 1969: T1. Beech - Lightly reduce crown. T2. Maple - Reduce new growth back to old pollard heads
2023/00237/TPO	A	Springdale, West Street, Llantwit Major	Removal of 1 Ash Tree. Ash Tree located in back garden of Springdale. Ref Schedule I, No A42 (96696879) of Tree Preservation Order (No 3) Order 1977
2023/00249/TCA	A	Hill House, Bradford Place, Penarth	Work to trees in Penarth Conservation Area: T1- Chestnut and T2-Lime both trees cut to ground level and stumps killed
2023/00258/TCA	A	Dan Y Coed, Church Road, Llanblethian, Cowbridge	Work to tree in Llanblethian Conservation Area: T1 Beech to be removed
2023/00280/TCA	A	Windrush, School Lane, Llancarfan	Dismantling and removal of Ash in corner of rear garden. Dismantling and removal of 6 Ash trees at the front of the property
2023/00306/TCA	A	43, Clive Place, Penarth	Work to trees in a Conservation Area: T1 - Ash - Fell. T2 - Sycamore - Cut back overhanging limbs
2023/00319/TCA	A	Mill Farm, (Lawns) Llandow	Works to trees within the Llandow Conservation Area
2023/00320/TCA	A	Mill Farm (Rickyard and Orchard), Llandow, Cowbridge	Works to trees within the Llandow Conservation Area
2023/00321/TCA	A	Millstream Cottage, Llandow	Works to trees in the Llandow Conservation Area

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **25 MAY, 2023**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

5. PLANNING APPLICATIONS

Background Papers

The following reports are based upon the contents of the Planning Application files up to the date of dispatch of the agenda and reports.

2022/00602/RES Received on 12 May 2022

APPLICANT: Wales and West Housing Association, c/o Agent,

AGENT: Gwen Thomas Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff, CF23 8RS

Land at Heol y Pentir, Rhoose

Proposed Reserved Matters application for residential development and associated works.

REASON FOR COMMITTEE DETERMINATION

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because the application is of a scale and / or nature that is not covered by the scheme of delegation.

EXECUTIVE SUMMARY

The application is for reserved matters pursuant to permission 2018/01421/OUT to develop 15 affordable homes on the site, with nine dwellings to the north of the site and a block of six apartments to the south of the site, fronting Heol Y Pentir.

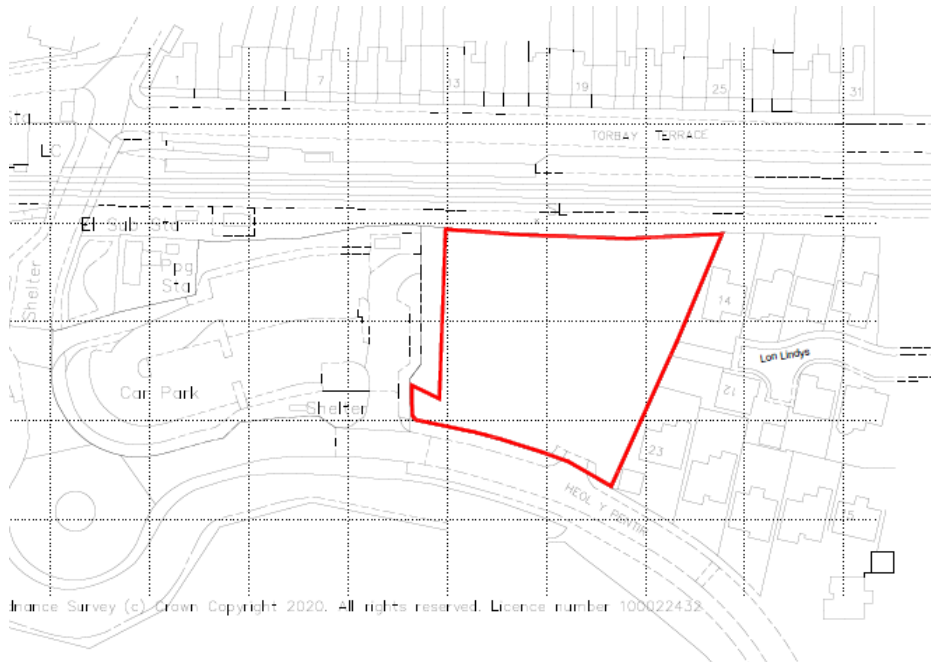
The site relates to a vacant parcel located on Heol y Pentir. The site is bound to the north by the Bridgend-Cardiff railway line, to the west by the Cardiff Airport Train Station Car Park and residential dwellings to the east at Lon Lindys. The application site has an area of approximately 0.35 hectares and is located within the Rhoose settlement boundary as identified within the adopted Vale of Glamorgan Local Development Plan (LDP).

One letter of objection has been received at the time of writing this report. The application is recommended for approval, subject to conditions.

SITE AND CONTEXT

The site is located to the north of Heol y Pentir adjacent to the Cardiff Airport Train Station Car Park, within approximately 100m of the village centre of Rhoose to the north west. The site is roughly rectangular in shape and occupies an area of 0.35 hectares. It is located to the south of the Bridgend-Cardiff railway line, and to the west of Lon Lindys. The application site is located within the Rhoose settlement boundary as identified within the adopted Vale of Glamorgan Local Development Plan (LDP).

The site is located within the area of a former cement and asbestos cement works, which was subject to reclamation during the late 1990's. The site currently comprises vacant ground. The area surrounding the site is primarily residential in character.

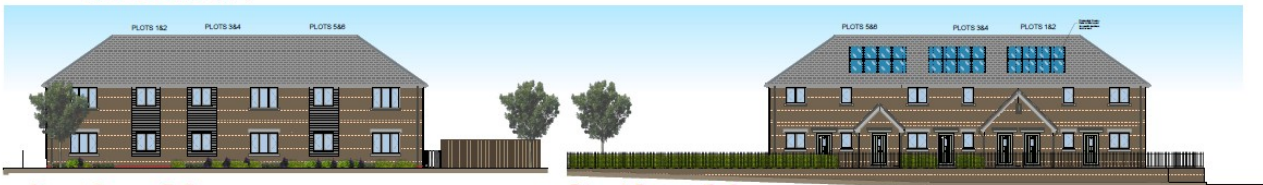


DESCRIPTION OF DEVELOPMENT

The application proposes 15 dwellings with a mix of 2 and 3 bedroom dwelling houses to the rear of the site and six one bedroom apartments to the front of the site. Parking would be provided in the centre of the site with a Local Area of Play and visitors parking to the east of the site entrance. Access is directly from Heol Y Pentir.

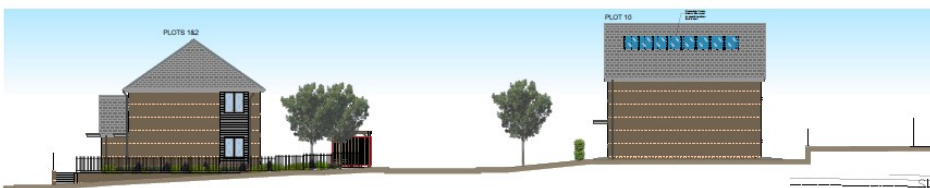


Street Scene A-A



Street Scene B-B

Street Scene C-C





PLANNING HISTORY

1993/01186/OUT, Address: Rhoose Point (including former cement works, eastern, central & western quarries, & Cardiff Airport), Proposal: 500 dwellings, employment (B1/B2/B8), shop(s), pub/hotel/ restaurant, environmental centre, nine hole golf course and club house, open space, playing fields, new access road etc., Decision: Approved

2002/00962/OUT, Land at Rhoose Quarry (west), west of the emerging residential development at Rhoose Point, Proposal: 200 dwellings, employment, nine hole golf course and club house, open space, surgery/nursery, primary school, Decision: Withdrawn

2004/01809/FUL, Address: Land adjacent to proposed Rhoose Station, Rhoose, Proposal: 2 storey commercial and residential mixed use development, with retail at ground floor with flats at first floor., Decision: Withdrawn

2018/01421/OUT, Address: Land to the North of Heol Y Pentir, Rhoose, Proposal: Outline planning application for 100% affordable residential development (up to 15 units) and all associated works at land to the north of Heol Y Pentir, Rhoose (all matters reserved)- AMENDED LAYOUT Decision: Approved

CONSULTATIONS

1. Highway Development – Advised that the initially submitted plan would not meet adoptable standards due to the narrow width of the footway and recommended that the road to become a shared surface completed in block pavements with a rumble strip at the entrance and suitable termination of the footway and cycle route on either side.
2. Chief Fire Officer – Advised that the developer should be aware of climate change and increase of flood/wild fire events. Recommended that a comprehensive fire strategy should be provided which indicates the package of fire safety measures that are proposed to satisfy The Building Regulations and should address any variations to current guidelines.
3. Councils Drainage Section - No representations received.

4. Shared Regulatory Services (Pollution) - No representations received.
5. Dwr Cymru Welsh Water - No objection.
6. Network Rail – No representations received.
7. Ecology Officer – Suggested changes to information submitted to discharge outline conditions.
8. Transport and Road Safety – No representations received.
9. South Wales Police - Raised no objection and provided guidance on designing out crime.
10. Executive Director of Public Health – No objection.
11. Rhose Ward Councillors – No representations have been received.

REPRESENTATIONS

The neighbouring properties were consulted on 1 June 2022. One response was received objecting on the following grounds in summary:

- Impact on residential amenity in terms of noise, disturbance, overlooking, loss of privacy and overshadowing.
- Over development of the site
- Loss of open aspect and views
- Lack of infrastructure in Rhose
- Increased congestion
- Loss of adder and slow worm habitat

A site notice was also displayed on 30th June 2022 and in the press on 16th June 2022. No representations have been received.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy

POLICY SP3 – Residential Requirement

POLICY SP4 – Affordable Housing Provision

Managing Growth Policies:

POLICY MG1 – Housing Supply in the Vale of Glamorgan

POLICY MG4 – Affordable Housing

Managing Development Policies:

POLICY MD2 - Design of New Development

POLICY MD3 - Provision for Open Space

POLICY MD4 - Community Infrastructure and Planning Obligations
POLICY MD5 - Development within Settlement Boundaries
POLICY MD6 - Housing Densities
POLICY MD7 - Environmental Protection
POLICY MD9 - Promoting Biodiversity

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

Chapter 3: Setting and achieving our ambitions

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

Chapter 4: Strategic and Spatial Choices: Future Wales' Spatial Strategy

- Guiding framework for where large-scale change and nationally important developments will be focussed over the next 20 years.
- Strategy builds on existing strengths and advantages and encourages sustainable and efficient patterns of development.

Chapter 5 – The Regions

- The Vale of Glamorgan falls within the South East region.
- Regional policies provide a framework for national growth, for regional growth, for managing growth and supporting growth.
- In the absence of SDPs, development management process needs to demonstrate how Future Wales' regional policies have been taken into account.

Policy 1 – Where Wales will grow

- Supports sustainable growth in all parts of Wales.
- Development in towns and villages in rural areas should be of an appropriate scale and support local aspirations and need.

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

- Based on strategic placemaking principles.

Policy 7 – Delivering Affordable Homes

- Focus on increasing the supply of affordable homes

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 11, 2021) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales,

The following chapters and sections are of particular relevance in the assessment of this planning application:

Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking)

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places
- Accessibility

Chapter 4 - Active and Social Places

- Transport
- Living in a Place (housing, affordable housing and gypsies and travellers and rural enterprise dwellings)
- Recreational Spaces

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 2 – Planning and Affordable Housing (2006)
- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Affordable Housing (2022)
- Biodiversity and Development (2018)

- Model Design Guide for Wales
- Parking Standards (2019)
- Planning Obligations (2018)
- Public Art in New Development (2018)
- Residential and Householder Development (2018)
- Sustainable Development - A Developer's Guide
- Travel Plan (2018)

Other relevant evidence or policy guidance:

- Manual for Streets (Welsh Assembly Government, DCLG and DfT - March 2007)
- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

The principle of the development was accepted as part of the approval of the outline application. As such the primary issues considered with this application are as follows:

- The layout, scale and design of the proposals and the visual impacts
- Potential impact to neighbour amenities
- Amenity space provision
- Access, Parking & Highways
- Consideration of the proposed drainage strategy and the impact of flood risk
- Ecological impacts of the proposed developments
- Contamination/Noise

Impact on Neighbouring Amenities

The proposed development must have regard to the criteria of Policies MD2 and MD5 of the LDP, and the Council's Supplementary Planning Guidance 'Residential and Householder Development' to ensure no unacceptable impact on residential amenity.

One response was received raising concerns relating to the impact of the proposal on Torbay Terrace. The proposed development would be a substantial distance from properties along Torbay Terrace and separated by a train line. Therefore, the proposal does not raise concern in respect of dwellings being overbearing or potential for overshadowing or loss of light towards Torbay Terrace.

The Council's Supplementary Planning Guidance 'Residential and Householder Development requires a separation distance of 21 metres between habitable room windows. Given that the site boundary is over 21 metres from residential properties at Torbay Terrace, the proposal is not considered to have an adverse impact on neighbouring privacy in relation to these neighbours.

No. 14 Lon Lindys to the east of the site benefits from a rear conservatory and side window, however this does not serve a habitable room. The levels adjacent to the boundary would not be appreciably increased and therefore there would be no unacceptable overlooking from the rear garden area. Whilst adjacent to the proposed dwellings, it is considered that the relationship between the properties would allow for no unacceptable adverse impact in terms of residential amenity on either property. There are no first floor windows on the side of the proposed house nearest to the site boundary, and any views from rear first floor windows would be typical angled views in a residential context such as this. The alignment is such that there would be no particular projection past the rear or front elevations of this neighbour.

In respect of No. 23 Heol Y Pentir, whilst having no building immediately adjacent, the LAP would be located next to the rear garden of the existing dwelling resulting in the potential for additional noise and activity in this area. However, it is considered that noise levels are likely to be similar to that experienced in domestic gardens and due to the relatively small area, the intensification of the use is unlikely to be so significant as to unacceptably detract from the amenity of neighbouring occupiers.

Accordingly, it is considered that the residential development would not adversely impact upon the amenities of neighbouring dwellings and it is considered that the proposal complies with policies MD2 and MD5 of the Adopted LDP 2011-2026.

Layout, Scale and Design, and Visual Impact

The site slopes down from the north toward Heol Y Pentir with the principal frontage being the apartment block, with views of the dwelling set back from the main road. The development as a whole would be of two storeys with a similar scale and design to the neighbour development at Lon Lindys. The palette of materials would be similar and it is not considered that the proposals would appear out of keeping with the wider street scene. The apartment block would address the street in a logical way, and it would continue the general arrangement which is prevalent further along the street. A number of plan iterations have been amended to ensure that this block addresses the street properly (as opposed to the more awkward angle and arrangement of the original submission).

The two storey apartment block would be located to the front of the site with a retaining wall with ball top railings above. The wall would have a maximum height of 0.9 metres. Whilst this would result in the development being above the level of the footway to the front of the site, this is necessary to provide level access from the parking area to the rear. Following extensive discussion, this has been concluded as the most economically viable solution to provide this when also balanced with an acceptable visual impact. The apartment provides an active frontage to Heol Y Pentir with doors and openings facing the main road with the boundary treatments complimenting those found along Heol Y Pentir to the east.

The dwelling houses are similar in general character to those on the adjoining residential development, and they would not appear visually at odds, in terms of design or scale, with the existing built environment.

It is considered that the proposals comply with policy MD2 of the Adopted LDP.

Amenity Space Provision and POS

In terms of amenity space, the Council's approved Supplementary Planning Guidance: Residential and Householder Development (2018) indicates a need for 20 sqm per person. The SPG also requires that garden areas of the dwelling should be of a useable shape, form and topography.

The proposed gardens to serve the dwellings would be split level with a level patio and a garden set approximately 0.9 metres above the patio. This level change would arise from the reduction in the ground level of the houses from the existing ground level, rather than any increase at the rear. Whilst all but 2 of the dwellings have rear gardens which fall slightly short of the SPG recommendation for dwellings, all exceed 20m² per bedroom and are of a usable shape and topography. Therefore, and in the interests of efficient use of the site to meet affordable housing need, it is considered that there is acceptable private amenity space to serve the dwellings. The proposed flats benefit from space to either side of the block with a range of seating and landscaped spaces, together with drying areas and cycle storage. Again, this is of a usable layout and topography and meets the minimum space required.

A Local Area of Play is proposed on the eastern boundary with surveillance of this area available from the apartment block and dwelling to the rear. Details of the layout and composition of this space are required by condition on the outline application. That condition would similarly govern the layout and finish of the areas adjacent to the apartment building.

Residential developments are expected to make provision for Public Open Space and/or recreational facilities to meet the needs of the future population they will bring to the area. Open space offers vital opportunities for sport and recreation, and also act as a visual amenity. The proposal includes approximately 100m² to accommodate an equipped LAP to meet the play needs of the children within the development and complies with the Planning Obligations SPG. As noted above, full details of this have been conditioned as part of the outline consent. The space around the flats would have the dual function of shared amenity space and public open space and it is considered that the layout would strike an acceptable balance between open space and efficient use of the land. As noted above, there have been lengthy negotiations to ensure the apartment block does not unnecessarily erode the available useable space.

Access, Parking and Highways

The proposal would utilise an existing access from Heol Y Pentir, creating a cul de sac with a parking area. Following comments from the Highways Engineer, it is proposed to provide a partly shared surface completed in block pavements, completed to an adoptable standard. The access from Heol Y Pentir would provide users with sufficient visibility in both directions along the highway, such that it would preserve highway safety.

Parking would be provided at a rate of 1 space per flat and 2 spaces per house, together with 3 visitor spaces. It is considered that this would provide an acceptable level of parking in accordance with the adopted parking standards which sets out a maximum standard of 1 space per bedroom. The site also benefits from good public transport links, being adjacent to Rhoose train station, and with direct access to cycle routes on Heol Y Pentir. The site is readily accessible by modes other than the private car.

The addition of 15 houses at the site is not likely to result in any significant level of traffic and the development is unlikely to materially add to congestion or in itself cause problems for the free flow of traffic locally and in the wider network. In summary, the proposed development is considered acceptable in respect of traffic, highway safety and links to a range of modes of transport.

There is an existing informal pedestrian link between Lon Lindys and the application site and a formalised pedestrian link between the two sites would have been positive. However, it is noted that the outline application highlighted complaints from residents regarding anti-social behaviour linked to this walkway. The absence of this link does not render the scheme fundamentally unacceptable, given that the existing and prospective residents would not have an unduly long route to the train station and the wider area.

Drainage Strategy

LDP Policy MD7 (Environmental Protection) requires development proposals to demonstrate that they will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment from flood risk and its consequences. The policy goes further to state that 'in respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15, citing specific requirements relating to Zone C2.

Furthermore, Planning Policy Wales and its associated Technical Advice Note (TAN) 15 requires that consideration be given to any potential for flooding from surface water emanating from the proposed development sites. The redevelopment of existing permeable 'Greenfield' land to form hard (impermeable) surfaces such as highways, buildings and associated hard standings will cause an increase in surface water runoff rates and volumes unless appropriate mitigation measures are designed.

The site lies entirely within Zone A, as defined by the flood risk Development Advice Map (DAM) referred to in TAN15; therefore, the site is considered to be at little or no risk of fluvial or tidal flooding.

The applicant also indicates that foul sewerage will be discharged to the mains sewer. In consultation with Dwr Cymru on the outline application, they offered no objections in principle, subject to submission of a detailed drainage scheme. The comments note that there is a rising main crossing part of the site which would require a 3 metre buffer either side. This has been provided and Dwr Cymru Welsh Water has no objection to the proposals.

The submitted plans show that the surface water would be disposed of via the mains sewer. The application may be subject to SuDS Approval Body (SAB) approval, although the applicant is of the understanding that the application would not require SAB approval. This is a matter for the applicant discuss the matter with the SAB approval body. Notwithstanding this, DCWW requested a condition as part of the outline consent on

further details relating to drainage and have stated that surface water should not directly or indirectly connect to the public drainage system. Therefore, it was considered necessary to condition further details of the surface water drainage plans of the site as part of the outline consent to ensure that the development is completed in an acceptable manner. These details have been provided as part of the reserved matters application and DCWW has offered no objection.

It is considered that the development of the site is acceptable in this regard and that future occupiers of the site would not be prone to unacceptable flood risk, whilst also ensuring that the proposals do not present an unacceptable flood risk off-site.

It is considered that the development complies with the requirements of policy MD7 of the LDP and TAN15 with respect to drainage or flood risk.

Ecological Impacts

Policy MD9 is most relevant in respect of ecology matters, and it requires new development proposals to conserve and where appropriate enhance biodiversity interests. The Council's Biodiversity and Development SPG (2018) requires new development to provide ecological enhancements to promote biodiversity within the Vale of Glamorgan. The outline application was supported with an Extended Phase One Survey which has considered the site for a variety of protected species and concluded that the site could be developed without harm to protected species.

The Council's Ecologist previously considered the submitted report and agreed with the findings. Further information to discharge the outline consent conditions had been submitted and concerns were raised in relation to tree species and hedgehog access/egress however this element has been removed from the proposals to be discharged at a later date. Comments were received from a neighbouring resident raising concerns that the development would result in the loss of adder and slow worm habitat. It is considered that based on the submitted surveys and comments from the ecologist, the proposal would have an acceptable impact in terms of ecology and this matter was considered fully at the outline stage.

Given this, and subject to conditions, it is considered that there are no ecological concerns with respect to the development and the proposal complies with the requirements of Policies MD1, MD2, MD7 and MD9 of the Adopted LDP 2011- 2026.

Contamination/Noise

Policy MD7 (Environmental Protection) requires development proposals to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment from (inter alia):

- : Land contamination
- : Hazardous substances
- : Noise, vibration, odour nuisance and light pollution;

The application site is within the area of the former cement and asbestos cement works. The reclamation of the site was carried out in the late 1990's as part of the wider site's re-development. The outline application was supported with a site investigation report

assessing contamination from historical uses. The report notes potential contamination and provides advice on redevelopment of the site.

The Council's Environmental Health Officer has previously assessed the report and recommended a number of conditions to ensure that the site's redevelopment is carried out in a safe manner. It is considered that such matters can be dealt with by conditions to ensure that the amenity of future occupants and local residents is protected.

The site adjoins a train line to the north which could, if not adequately mitigated, raise noise disturbances for any future residents. However, the Council's Pollution Control Team have previously requested a condition requiring a noise assessment to be submitted which outlines sound insulation measures to ensure the amenity of any future occupants is protected. This condition was attached to the outline consent and the discharge of this condition is awaited.

Therefore, subject to appropriate conditions, the proposal is considered acceptable in respect of contamination and noise impacts in accordance with policy MD7 of the LDP.

RECOMMENDATION

APPROVE subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents:

Site Traffic Management Plan
1B2P Link-AS Planning-Rev C
1B2PL-02 - Elevations Sheet 1 of 2-Rev A
1B2PL-03 - Elevations Sheet 2 of 2-Rev A
2B4PEG-OP Planning
2B4PEV1-AS Planning-RevA
2B4PM-AS Planning-RevA
BS-01_Bin Store_A3_A_CON
D01_2000 Close Board Fence_A3_-_INF
D02_1800 Close Board Fence_A3_-_INF
D03_Close Board Gate_A4_-_INF
D04_1800 Hit and Miss Fence_A3_-_INF
D05_1100 Hoop Top Railing_A4_-_INF
SHED01_Timber Shed_A3_-_INF
2115-LP-01_Site Location Plan_A4_-_INF
TC22048 LA1 Landscape Strategy [F]
PV-01_PV Location Plan_A2_F_INF
BT-01_Boundary Treatments Layout_A2_G_INF
HF-01_House Finishes_A2_G_INF
EW-01_External Works_A2_H_INF
TP-01_Site Layout_A2_J_INF
SS-01_Indicative Street Scenes_A1_C_INF
D08_1100 barrier Fence_A3_-_INF
D06_1100 High Ball Top Railings_A4_A_INF
D07_1100 High Ball Top Railings and Gate_A4_-_INF
19214 - SK-005 - Rev.F - Outline Engineering Proposal

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

2. Notwithstanding the submitted details, a schedule of materials, including samples, to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, prior to their use. The development shall be completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), Policy MD2 (Design of New Development) and SP10 (Built and Natural Environment) of the Local Development Plan.

REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1-Delivering the Strategy, SP3-Residential Requirement, SP4-Affordable Housing Provision, MG1-Housing Supply in the Vale of Glamorgan, MG4-Affordable Housing, MD2-Design of New Development, MD3-Provision for Open Space, MD4-Community Infrastructure and Planning Obligations, MD5-Development Within Settlement Boundaries, MD6-Housing Densities, MD7-Environmental Protection and MD9-Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance, including Residential and Householder Development, Affordable Housing, Biodiversity and Development (2018) Model Design Guide for Wales, Parking Standards, Planning Obligations, Public Art, Sustainable Development and Travel Plan (2018) and national guidance contained in Planning Policy Wales, TAN1-Joint Housing Land Availability Study, TAN2-Planning for Affordable Housing, TAN5-Nature Conservation and Planning, TAN11-Noise and TAN12-Design, it is considered that the proposal represents an acceptable form of residential redevelopment of the site that should not result in any significant harm to the visual amenity of the area. The proposal is also considered acceptable in respect of neighbouring and general residential amenity, highway and pedestrian safety, affordable housing and infrastructure. In addition, subject to appropriate conditions, there should be no detriment to ecology interests on the site, drainage/flood risk and noise/contamination.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

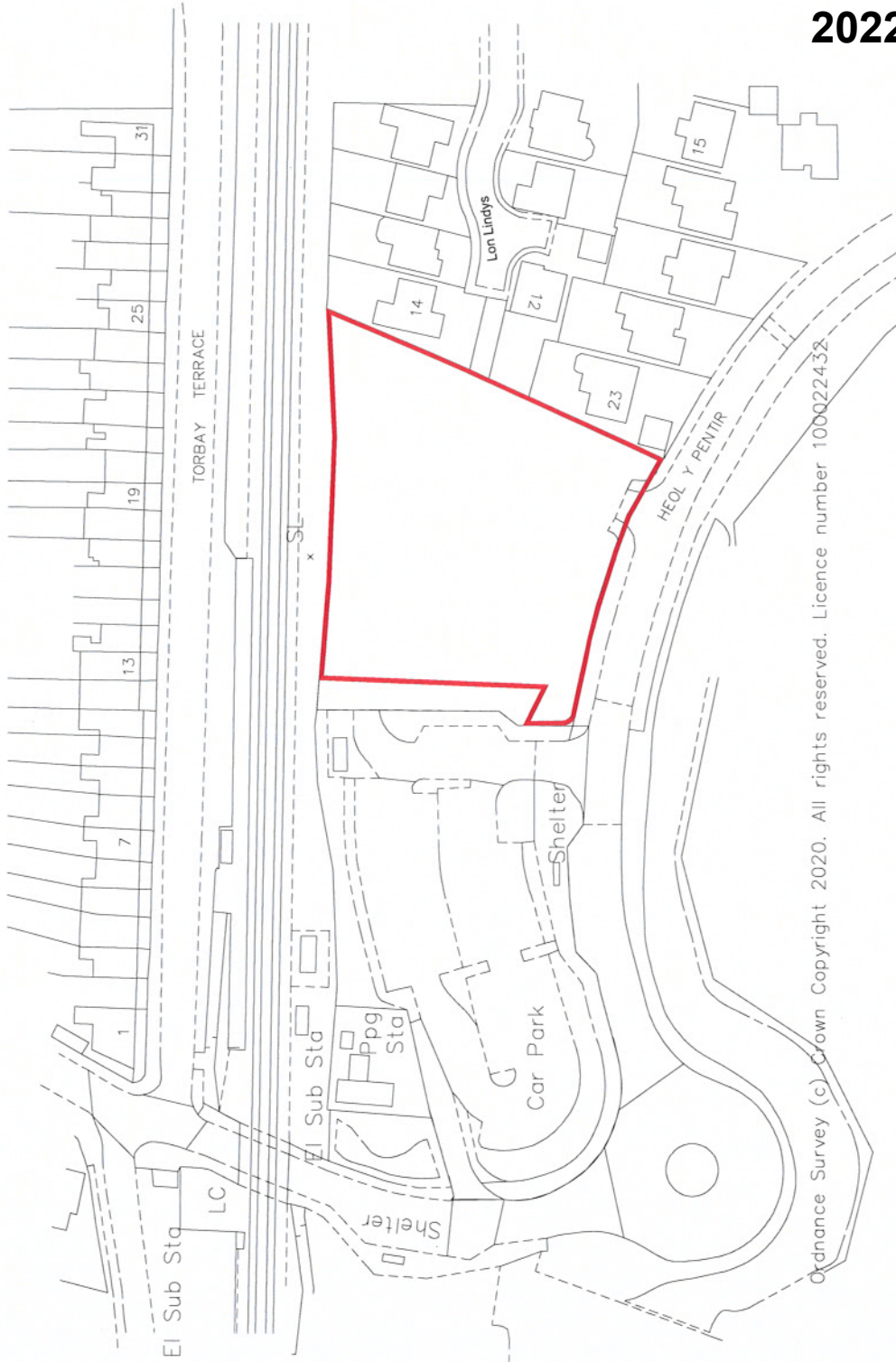
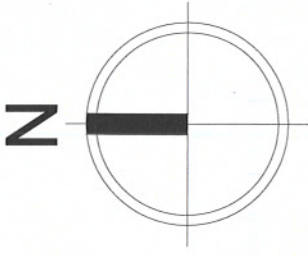
NOTE:

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.



2022/00602/RES

Scale 1:1250



REV.	DESCRIPTION	DATE

CLIENT	WWHA
JOB TITLE	Heol y Pentir
DRAWING TITLE	Site Location Plan

SCALE @ A4	DATE	DRAWN BY
1:1250	May '21	PC

JOB NO.	DRAWING NO.	REVISION
2115	LP-01	-



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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.